



**BOARD OF DIRECTORS MEETING**

**Wednesday, July 10, 2024, at 6:00 PM  
via Zoom Online Meeting Room**

**MINUTES**

**DATE AND TIME**

A meeting of the Board of Directors of the Ventana of Pueblo Homeowners Association (referred to hereafter as the "Board") was held on Wednesday, July 10, 2024, at 6:00 PM via Zoom Online Meeting Room.

**I. CALL TO ORDER**

On behalf of the Board, Tony Roberts called the meeting to order at 6:04 p.m.

The following directors were present: Rebecca Mercado, Tony Roberts, Jim Robinson, and Darrel Therriault. Jesse Harris was excused. Manager stated that a quorum was present.

Also, present: Lynn Calkins, Teleos Management Group

Residents Present: See Zoom Log

**II. APPROVAL OF MINUTES:**

- The minutes of the March 21, 2024, Board Meeting were distributed to the Board in the meeting packet.

Following discussion, upon motion duly made by Director Roberts seconded by Director Robinson, and upon vote, the minutes of the March 21, 2024, Board Meeting were unanimously approved.

**III. FINANCIAL REPORT:**

1st Quarter Financials- The 1<sup>st</sup> Quarter financials were distributed to the Board in the meeting packet. Manager provided an overview of the financials and the current balances. Questions were asked about collection agencies and if they could be used to collect delinquent assessments. Manager will investigate this.

Following discussion, on motion by Director Roberts, seconded by Director Robinson, and upon unanimous vote, the financials for the 1st Quarter of 2024 were accepted.

**IV. MANAGEMENT REPORT:**

The Management Report was distributed in the meeting packet. There was one architectural request since the last meeting that is on hold for the empty lot on Aventura. The lot is under contract and thanks to the help of the design review committee, the new owners will be redoing

their plans for that lot. There have been letters sent out to homeowners with empty lots due to the number of weeds. The two dead trees mentioned at the last meeting have been removed.

**V. NEW BUSINESS:**

HB24-1233 The legislative season has ended and HB24-1233 was signed into law. This law changes the methods associations must follow to notify an owner of a delinquency and clarifies who bears the costs for certified mail. Beginning August 7, 2024, associations will need to send the required delinquency notice by certified mail and by two of the following means: (i) telephone; (ii) text message; or (iii) email. Physical posting is no longer required. Ventana will need to update the collection policy. Our attorney will do that for a flat fee of \$395 since they did not do the first one.

Following discussion, upon motion duly made by Director Roberts seconded by Director Therriault, and upon vote, approval to have Orten Cavanagh Holmes & Hunt, LLC update the collection policy was unanimously approved.

**VI. RESIDENT FORUM:**

Homeowner raised concerns about the Bandra District and that there have been a lot more weeds this year and some of the bushes/trees look very bad. Homeowner also stated that the fountains have been on some of the time, but it is not consistent. Manager along with the Board will contact the Bandra District to find out what is being done this year.

Homeowner was wondering if we get a “summary” of events from the security company every month. Currently management does not get any of that information but will reach out to out community neighborhood watch leader to find out if they get anything from the security company and report back to the Board.

Homeowner was curious about any updates on the planning of the new development and if stop signs or traffic lights would be put in. Management has not heard any new information. A homeowner at the meeting mentioned that Department of Transportation and the City of Pueblo are working on it.

**VII. OTHER:**

The next Board Meeting will be scheduled for some time in September at the Lamb Library pending approval or on Zoom.

**VIII. ADJOURNMENT**

There being no further business to come before the Board at this time, upon motion duly made, seconded, and upon vote the meeting was adjourned at 6:45 p.m.

Respectfully submitted,

By: \_\_\_\_\_  
President

By: \_\_\_\_\_  
Manager